



Section 19.15.045--OFFICE ZONE

PURPOSE AND INTENT: The Office (O) Zone implements the Office Comprehensive Plan designation. The purpose of this zone is to establish and preserve areas for professional service related offices and mixed-use developments. The intent is to provide areas where low to moderate intensity office development and small scale support services can be concentrated, and where impacts of this use on the surrounding residential neighborhoods can be minimized.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE O ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE OFFICE ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.045.1: SPECIAL REGULATIONS:

A. Drive-through facilities are not permitted.

B. Outdoor storage is limited to *accessory* storage of goods sold at retail on the premises. Outdoor storage areas shall be limited to five feet in *height* and shall not be located in any required landscape area.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
<div><div>0 Zone</div><div>USE ⇓</div></div> <div>⇓REGULATIONS</div>	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.045.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
		Lot Area	SETBACKS		Lot Coverage					Building Height
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				

19.15.045.2: <i>Office</i>	None	None	10'	0'	70%	85%	45'	C	3 spaces per 1,000 s.f. of <i>net floor area</i> . [Ord. 313 §1, 2000]	1. <i>Accessory uses</i> may be allowed as a <i>mixed use</i> project (see BMC 19.15.045.3). 2. <i>Kennels</i> are not allowed.
19.15.045.3: <i>Mixed Use</i> <i>Senior Citizen Assisted Dwelling Unit</i> <i>Community Residential Facility</i>	None	None	10'	0'	70%	85%	45' See Spec. Reg. 6	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. The following <i>uses</i> are permitted in a <i>mixed use</i> development: <i>convenience retail, eating and drinking establishment, and dwelling units</i> . 2. The following <i>uses</i> are prohibited: <i>convenience auto service, auto repair, auto sales and pawn shop</i> . 3. At least 75% of the <i>gross floor area</i> must be designed and used for <i>office uses</i> . 4. At least 75% of <i>gross floor area</i> of the floor adjacent to the public <i>street</i> , or if the property does not abut a public <i>street</i> , on the floor adjacent to parking lot, must be designed and used for <i>office uses</i> . 5. Maximum residential density is 48 <i>dwelling units</i> per acre in the O-zoned area around SW 160 th St. and Sylvester Road, and 24 <i>dwelling units</i> per acre in other O-zoned areas. 6. <i>Building height</i> of 65' may be allowed through a Type 1 review, if at least 25% of the required parking spaces are located within or beneath a <i>building</i> and are fully screened from public view. 7. <i>Senior citizen assisted dwelling unit or community residential facility</i> only allowed as part of a <i>mixed use</i> project.
19.15.045.4 <i>Family Day Care Home I and II</i>	None	See Special Regulation 1								1. Must comply with requirements of the <i>primary use</i> . 2. <i>Family Day Care Home II</i> : Must provide State certification of safe passenger loading area.

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19.15.045.5 <i>Day Care Center</i>	None	None	10'	0'	70%	85%	35'	B	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Must provide State certification of safe passenger loading area.
19.15.045.6 <i>Nursing Home</i>	None	None	10'	0'	70%	85%	35'	B	1 space for every 4 beds	
19.15.045.7: <i>Public Park and Recreation Facilities</i>	Type 1, if less than 1 acre Otherwise, Type 2	None.	10'. See Spec. Reg. 2	0' See Spec Reg. 2	70%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Lighting for <i>structures</i> and fields shall be directed away from residential areas. 2. <i>Structures</i> shall maintain a 50-foot <i>setback</i> from <i>adjoining lots</i> zoned RS. The <i>Director</i> may allow <i>structures</i> such as playground equipment, ball field backstops and tennis court <i>fences</i> closer than 50' if compatible with the surrounding neighborhood and traffic safety considerations.
19.15.045.8: <i>Funeral Home</i>	Type 1	None	10'	0'	70%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.045.9: <i>Hospital</i>	Type 3. See Spec. Reg. 1	None	10' See Spec. Reg. 2 [Ord. 467 § 1, 2007]	0' See Spec. Reg. 2 [Ord. 467 § 1, 2007]	70%	85%	45' See Spec. Reg. 2 [Ord. 467 § 1, 2007]	B	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. If development is consistent with a Master Plan approved through a Type 3 review, no land use review process is required. 2. For any <i>hospital</i> use on a site of 5 acres or greater with an approved Master Plan, the maximum <i>building height</i> shall be 95'. Any portion of a <i>structure</i> over 45' in height shall be set back an additional 2' from any site boundary for each additional 1' in height above 45'. For the purposes of this special regulation 'site boundary' is defined as the <i>property lines</i> defining the exterior boundary of a contiguous <i>site</i> . [Ord. 467 § 1, 2007]

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19.15.045.10: <i>Community, Cultural, Religious or Government Facility</i> <i>School</i> [Ord. 479 § 1, 2007]	Type 3	None	10'	0'	70%	85%	45'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.045.11: <i>Public Utility</i>	Type 3	None	30'	30'	70%	85%	35'	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.045.12: <i>Personal Wireless Service Facility</i> ⁽¹⁾	See Chapter 19.50									

(1) Amended, Ord. 265, 1999

Note: All landscape categories added by Ord. 293, 2000